

SCHEDULE “W”

UPPER MAYFIELD ESTATES INC.

WARNING CLAUSES

1. Purchasers are advised that despite the inclusion of noise control features in the development area and within the building units, noise due to increasing road and aircraft traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks.
2. Purchasers are advised that the dwelling unit has been or will be fitted with a central air conditioning system which will enable occupants to keep windows closed if road traffic noise interferes with their indoor activities. The air cooled condenser unit shall have a sound rating not exceeding 7.6 bels and shall be located so as to have the least possible noise impact on the outdoor activities of the occupants and their neighbours.
3. Purchasers are advised that the dwelling unit can be fitted with a central air conditioning system at the owner’s option which will enable occupants to keep windows closed if road and aircraft traffic noise interferes with the indoor activities. If central air conditioning is installed , the air cooled condenser unit shall have a sound rating not exceeding 7.6 bels and shall be located so as to have the least possible noise impact on outdoor activities of the occupants and their neighbours.
4. Purchasers/occupants are advised that the acoustical berm and/or barrier as installed shall be maintained, repaired or replaced by the owner. Any maintenance, repair or replacement shall be with the same material, to the same standards, and having the same colour and appearance of the original.
5. Purchasers are advised that the dwelling unit is in proximity to the existing/future commercial/industrial uses whose activities may be audible at times.
6. The Preliminary Homebuyers’ Information Map shows that there will be several types of housing in the subdivision including townhouses and apartment buildings.
7. Sites shown on the Preliminary Homebuyers’ Information Map for future schools, apartments, townhouses, churches, shopping plazas, parks etc. could have driveways anywhere along their street frontage.
8. Some streets in this subdivision will be extended in the future and temporary access roads will be closed.
9. There may be catch basins or utilities easements located on some lots in this subdivision.
10. Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning clauses will apply to purchasers.
11. The Preliminary Homebuyers’ Information Map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise.
12. Valleys and storm water management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of paper and debris.
13. The final location of walkways in Blocks 141, 150, 151 and 152 may change without notice.
14. Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177.
15. Some streets will have sidewalks on both sides while others will have them on only one side or not at all.
16. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.
17. There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca.
18. Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home.

Purchaser	Vendor

19. The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees.
20. The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
21. Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.
22. The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures.
23. Gates are not permitted in fences when lots abut a valleyland, park or stormwater management block.
24. The City of Brampton's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.
25. There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.
26. Entry Feature, Open Space and Natural Heritage System (NHS) blocks may contain landscaping and fencing treatments for the safety and privacy of the future residents.
27. Neighbourhood Park Block (Maxmara Parkette) will be developed as an active park and may contain play equipment, lighted pathways, a shade structure, landscaping and passive use free-play areas. Purchasers are advised that noise and night lighting from the park may disturb residents close to Park Block.
28. FOR FURTHER INFORMATION ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 OR EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA.
29. FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT.
30. FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT.
31. Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
32. The purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Dufferin-Peel Catholic District School Board.
33. Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.
34. The purchaser agrees that for the purposes of transportation to school, the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012).
35. Purchasers are advised that the Region of Peel shall permit one (1) fully restricted right-in/right-out access onto Mayfield Road, to the satisfaction of the Region.

Further to the provisions of the Agreement of Purchase and Sale, the Vendor shall provide the Purchaser with any additional specific notice(s), warning clauses, or other materials required under the subdivision agreement or other municipal agreement when such notice(s) is/are available to the Vendor and the Purchaser shall execute a replacement Schedule “W” or other form of acknowledgement as required by the Vendor forthwith upon request, which shall incorporate such notice(s), warning clauses, or other materials and which shall form part of the Agreement of Purchase and Sale.

DATED: this _____ day of _____, 20____

Vendor – Upper Mayfield Estates Inc.

Purchaser:

Purchaser: